

KENTUCKY REAL ESTATE APPRAISERS BOARD

TYPE OF MEETING

Regular Meeting

DATE AND LOCATION

September 17, 2010 – 9:00 a.m. – Holiday Inn University Plaza, Bowling Green, KY

PRESIDING OFFICER

Dorsey Hall, Chair

ROLL CALL

Present:

Dorsey Hall, Chair
Sam E. Blackburn, Vice Chair
G. Herbert Pritchett, Board Member
Harold Brantley, Board Member
Kathy Mayfield, Board Member

Present Also:

Larry Disney, Executive Director
Angie Thomas, Staff Assistant
James Grawe, Board Counsel

Absent:

Dennis Badger, Investigator

Chair, Dorsey Hall opened the meeting and welcomed the guest. The guests in attendance were Bryan Reynolds, Marvin Dever, David Harrington, C.B. Oliver, Roger Embry, Tom Veit, John Hoover, Dann Cann, Clay Wells and Lynn Waller. The guests will be receiving two hours of continuing education credit for participation in the KREAB Board Meeting.

Motion by Harold Brantley, second by Sam Blackburn and the Board unanimously approved the August 27, 2010 minutes.

EDUCATION

Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously agreed to approve the following education courses for fiscal year 2010-2011:

- (1) McKissock – Two QE online education courses:
 - (a) General Appraiser Site Valuation and Cost Approach – 30 hours QE and CE online
 - (b) General Appraiser Market Analysis and Highest and Best Use – 30 hours QE and CE online
- (2) LIA Administrators & Insurance Services – One CE classroom course:
 - (a) Loss Prevention Program for Real Estate Appraisers – 4 hours CE

EXPERIENCE REVIEW

Motion by Herbert Pritchett, second by Harold Brantley and the Board unanimously agreed to accept staff recommendation and reject the following experience:

- (1) Brian O. Booth – Mr. Booth will be required to submit two additional residential appraisal reports.

CERTIFICATION/LICENSURE

Motion by Sam Blackburn, second by Harold Brantley and the Board voted to approve a total of two (2) individuals for certification/licensure.

- (1) Matthew L. Chapman – Certified General (Ohio)
- (2) Jamie P. Rich – Certified General (New York)

COMPLAINT

- A. Case Summary Flow Chart
- B. The Board was advised there have been a total of 44 cases filed for 2010.
- C. Case No. 09-21 – Donald Pierce – Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted unanimously to accept the revised agreed order, whereby,
 - (a) Pierce shall pay an \$800 fine to the Board and return said payment with the signed agreed order.

- (b) **Pierce** shall complete a 15 hours qualifying education class with successful completion of the final examination. The education shall be completed in the following subject topic: 1) Sales Comparison Valuation of Small, Mixed-Use Properties. Said 15 hours of education shall be in addition to the regular continuing education requirement of 201 KAR 30:050 Section 7. The course work required herein shall be completed by September 1, 2010.
- (c) **Pierce** agrees that the Board shall not renew his certification for the 2011 renewal cycle July 1, 2011 until he has completed the requirements of the terms set out in paragraph (a) and (b) of this order.

D. Case No. 09-21 – Gerald Florence. Motion by Sam Blackburn, second by Herbert Pritchett and the Board voted unanimously to accept the revised agreed order, whereby:

- (a) **Florence** shall pay an \$800 fine to the Board and return said payment with the signed agreed order.
- (b) **Florence** shall complete a 15 hours qualifying education class with successful completion of the final examination. The education shall be completed in the following subject topic: 1) Sales Comparison Valuation of Small, Mixed-Use Properties. Said 15 hours of education shall be in addition to the regular continuing education requirement of 201 KAR 30:050 Section 7. The course work required herein shall be completed by September 1, 2010.
- (c) **Florence** agrees that the Board shall not renew his certification for the 2011 renewal cycle July 1, 2011 until he has completed the requirements of the terms set out in paragraph (a) and (b) of this order.

E. Case No. 10-11 – J. Christopher Bentley – Motion by Harold Brantley, second by Herbert Pritchett and the Board voted unanimously to accept the revised agreed order, whereby:

- (a) **Bentley** shall pay a \$1,000.00 fine with total amount due within six months from the date of the signed agreed order.
- (b) **Bentley** shall complete a 7 hour 2-4 Unit Residential Appraisal Report Writing course. Said 7 hours of education shall be in addition to the regular continuing education requirement of 201 KAR 30:050 Section 7. The course work required herein shall be completed by December 31, 2010.
- (c) **Bentley** agrees to submit a log every six months for a period of 2 years from the date of the agreed order and the Board may review assignments from the log, if requested to do so.
- (d) **Bentley** agrees that the Board shall not renew his certification for the 2011 renewal cycle July 1, 2011 until he has completed the requirements of the terms set out in paragraph (a) and (b) of this order

MISCELLANEOUS

The Board reviewed:

1. Budget Ending August 31, 2010
2. Appraisal Subcommittee Information
3. Appraiser Qualifications Board – Exposure Draft Comments – 24 Month validity of exam. Motion by Sam Blackburn, second by Kathy Mayfield and the Board agreed to proceed with the 24 month validity period of the examination at the AQB meeting.
4. Appraisal Institute – Appraisal Foundation
5. Customary Fees – Discussion was made on the benchmark of fees – Motion by Herbert Pritchett, second by Kathy Mayfield and the Board agreed to contact Debra Stamper, KBA. Dorsey Hall, Chair appointed Sam Blackburn to assist Larry Disney in obtaining information on Fee Schedules
6. North Carolina Appraisal Board Newsletter BPO Use
7. Ohio Court Case
8. KREAB Scope of Practice
9. Board Seminar in Northern KY. The Board agreed to offer a course in Northern KY if all arrangements can be made to adequately seat the required number
10. Indemnification and hold harmless agreements
11. AMC's Unreasonable request
12. Newsletter cases – Board agreed that the names of the individuals will not appear in the KREAB newsletter unless it is a revocation, suspension or more than a \$2,000 fine.
13. KY Association of Realtors will be holding a meeting on September 21, 2010. Herbert Pritchett and Larry Disney will be attending to discuss the KREAB Statute changes.


NEW BUSINESS

The next Board meeting is scheduled for Friday, October 22, 2010 beginning at 9:00 a.m. at the KREAB Office.

The Board was notified that the November Board meeting will be November 10, 2010.

The Board was notified that the December Board meeting will be December 17, 2010.

Motion by Harold Brantley, second by Kathy Mayfield and the Board voted unanimously to adjourn the meeting.



Chair



Staff Assistant